

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MAR 15 11 12 AM '76  
RONNIE S. TANKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, Lynda B. Eckard

in consideration of -----One and No/100----- (\$1.00)----- Dollars  
and assumption of mortgages set out below,  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto Seth L. Eckard, his heirs and assigns, forever;

All my undivided one-half (1/2) interest in and to:

All that certain piece, parcel or lot of land, situate, lying and being on the southwestern side of Lanier Lane, in the Town of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot No. 13 on plat of Cedar Terrace recorded in the RMC Office for Greenville County, South Carolina in Plat Book BBB, at Page 137, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of Lanier Lane at the joint front corner of Lots Nos. 12 and 13 and running thence along said Lanier Lane S. 59-06 E. 110 feet to an iron pin; thence continuing with said Lanier Lane S. 65-34 E. 37.7 feet to an iron pin; thence S. 83-01 W. 46.3 feet to an iron pin; thence S. 47-05 W. 70.6 feet to an iron pin; thence S. 8-04 E. 184.5 feet to an iron pin; thence S. 60-05 W. 62.5 feet to an iron pin; thence N. 30-45 W. 240.9 feet to an iron pin; thence along the joint line of Lots Nos. 12 and 13 N. 42-13 E. 179.2 feet to the point of beginning. - 799 - M 6.2 - 1 - 212

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above-described property.

This is the same property conveyed to the Grantor and Grantee by Deed recorded in the RMC Office for Greenville County, South Carolina in Deed Book 839, at Page 610.

As a part of the consideration herein, the Grantee specifically assumes and agrees to pay those certain mortgages in Favor of First Federal Savings and Loan Association recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1086, at Page 235, and having a present principal balance due thereon of \$16,739.67; and mortgage in favor of C N Mortgages, Inc. recorded in Mortgage Book 1310, at Pg 321, and having a principal balance due thereon of \$6,890.74.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns against the grantor(s) and the grantor's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 15 day of March 1976

SIGNED, sealed and delivered in the presence of

*Charles F. Riccardi III*  
*Francis R. Leitke*

*Lynda B. Eckard* (SEAL)  
LYNDA B. ECKARD

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15 day of March 1976

*Charles F. Riccardi III* (SEAL)  
Notary Public for South Carolina  
My commission expires: 6/30/79

*Francis R. Leitke*

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER GRANTOR WIFE OF GRANTEE

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 15 day of March 1976

*Charles F. Riccardi III* (SEAL)  
Notary Public for South Carolina  
My commission expires: 6-30-79

*Lynda B. Eckard*

RECORDED this 15 day of MAR 15 1976 at 11:12 A. M., No. 23283

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